

IN RE: PETITION FOR ZONING VARIANCE
N/S Stockton Road, 1320' E of
Woodbank Lane
(2014 Stockton Road)
10th Election District
3rd Councilmanic District
John Alban, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-407-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 8 feet in lieu of the minimum required 35 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners, by John Alban, appeared and testified. Also appearing on behalf of the Petitioners was David Wolinger with Patio Enclosures, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 2014 Stockton Road, consists of 0.93 acres zoned R.C. 2 and is improved with a single family dwelling and accessory shed. Petitioners are desirous of constructing an addition to the existing dwelling to provide more seasonal habitable space. Petitioners testified they have discussed the matter with their immediately adjoining neighbor on the affected side who have indicated they have no objections to their plans. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of June, 1991 that the Petition for Zoning Variance to permit a side yard setback of 8 feet in lieu of the minimum required 35 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 6/19/91
By BP

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-407-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 To allow a side yard setback of 8 ft. in lieu of the minimum required 35 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. This area lends itself to the utilization of existing facilities and land without interruption or major alterations to the present floor plan pattern.
2. Insulate and reduce heating bills.
3. Reduce outside noise.
4. A place to sit out and not be concerned with the weather, bugs; mosquitoes, flies, etc.
5. Improve appearance of house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) JOHN ALBAN
Signature John C. Alban
Address DOLORES ALBAN
City and State Baltimore, MD

AGENT: PATIO ENCLOSURES, INC.
Address 2014 STOCKTON RD.
City and State PHOENIX, MD.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
PATIO ENCLOSURES, INC.
Address 224 8th AVENUE, N.W.
City and State GLEN BURNIE, MD.

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of April 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12 day of June, 1991, at 10:30 o'clock

ALL 1 REVISIONS 4-5-91 (over)
REVIEWED BY: [Signature]
Zoning Commissioner of Baltimore County

LEGAL DESCRIPTION OF PROPERTY

Beginning on the Northeast side of Stockton Road, 30' wide at a distance of 1700' ± East of the center line of Carroll Road. Being lot, undesignated, in an undesignated subdivision of Phoenix, Book 1023, Folio 325. Also known as 2014 Stockton Road. In the 10th Election District.



CUR 3962 #40070

THIS DEED, made this 27 day of February, in the year nineteen hundred and sixty-two, by ELEANORA A. ALBAN, widow, of Baltimore County, State of Maryland, party of the first part, Grantor, to JOHN C. ALBAN and DOLORES G. ALBAN, his wife, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of five (\$5.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said JOHN C. ALBAN and DOLORES G. ALBAN, his wife, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of such survivor, in fee simple, all that parcel of land situated in the Tenth Election District of Baltimore County, Maryland, which per survey made August 31, 1943, by Dolanberg Brothers, of Towson, Maryland, is particularly described as follows:

BEGINNING for the same at a pipe stake set on the North side of the Stockton Road at the beginning of a parcel of land which per deed dated February 14, 1944, and recorded among the Land Records of Baltimore County in Liber C.W.B. 111, No. 141, do hereby convey unto the said JOHN C. ALBAN and wife and thence running west and thence on the first line and thence a part of the second line of said parcel and thence on the two following courses and thence on the third line of said parcel, to wit: North 27° 30' 00" East 190 feet and North 27° 30' 00" East 190 feet and thence on the third line of said parcel, thence bearing west and thence running for the same distance as the two following courses and thence on the fourth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the fifth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the sixth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the seventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the eighth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the ninth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the tenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the eleventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the twelfth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the thirteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the fourteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the fifteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the sixteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the seventeenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the eighteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the nineteenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the twentieth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the twenty-first line of said parcel, to wit: North 27° 30' 00" East 190 feet 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hundred and first line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and second line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and third line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and fourth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and fifth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and sixth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and seventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and eighth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and ninth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and tenth line of said parcel, to wit: North 27° 30' 00" East 190 feet and 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parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-first line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-second line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-third line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-fourth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-fifth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-sixth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-seventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-eighth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and twenty-ninth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirtieth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-first line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-second line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-third line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-fourth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-fifth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-sixth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-seventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-eighth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and thirty-ninth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and fortieth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-first line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-second line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-third line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-fourth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-fifth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-sixth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-seventh line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-eighth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and forty-ninth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and fiftieth line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the two hundred and fifty-first line of said parcel, to wit: North 27° 30' 00" East 190 feet and thence on the

91-407-A

JOHN C. ALBAN
2104 STOCKTON RD.
PHOENIX, MD. 21131
472-2151
SUBDIVISION: NONE
LOT NO.: 0
SCALE: 1" = 50'
ZONE: RC-2
ELECTION DISTRICT: 10th CO-3rd
BOOK: 1023
FOLIO: 323
FRONT: 87.26
REAR: 87.12
SIDE/1: 400.76
SIDE/2: 500.00
ACRES: 0.93
PUBLIC UTILITIES (ELECTRIC) IN STOCKTON RD
SEPTIC & WELL
NO FLAG ON FILE
ZONING MAP ATTACHED: NE, 21-A
NOT IN CHARGE 9-24
APRIL 5, 1991

ELDONA A. ALBAN, WIDOW
DEED TO
JOHN C. ALBAN AND WIFE
W.C. NO 396, 1970 & 47-1962
0.93 ACRES

LIST OF NEIGHBORS
DR. & MRS. F. MCNEWMILL
2010 STOCKTON ROAD
PHOENIX, MD. 21131
O. F. HACE
2011 STOCKTON ROAD
PHOENIX, MD. 21131
(MR. ALBAN OWNS)
2010 STOCKTON ROAD
PHOENIX, MD. 21131

PROPERTY LOCATED
IN
10th DISTRICT BALTO Co MD.

Owner: John Alban
Same owner as

STOCKTON ROAD

1330' to Woodbark Lane

I HEREBY CERTIFY THAT I HAVE SURVEYED
THE ABOVE PLATTED PROPERTY AND HAVE
LOCATED THE IMPROVEMENTS AS SHOWN HEREON
SIGNED: *Robert Haines*
REGISTERED SURVEYOR NO. 8830

1338

SCALE: 1" = 50' JULY 3, 1962
DOLLENDRE BROTHERS
SURVEYORS & CIVIL ENGINEERS
101 WASHINGTON AVE. TOWSON MD

EXHIBIT 1

CASE NUMBER 91-407-A



PETITIONER'S EXHIBIT # 2

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 19, 1991

Mr. & Mrs. John Alban
2014 Stockton Road
Phoenix, Maryland 21131

RE: PETITION FOR ZONING VARIANCE
N/S Stockton Road, 1320' E of Woodbark Lane
(2014 Stockton Road)
10th Election District - 3rd Councilmanic District
John Alban, et ux - Petitioners
Case No. 91-407-A

Dear Mr. & Mrs. Alban:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs
cc: People's Counsel
File

91-407-A 4-12

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 10, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 16, 1991

This office has no comments for items number 357, 371, 372, 374, 375, 376, 378, 381 and 383.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 23, 1991

Mr. Robert Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

RE: Item No. 383, Case No. 91-407-A
Petitioner: John Alban, et ux
Petition for Zoning Variance

Dear Mr. Tice:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

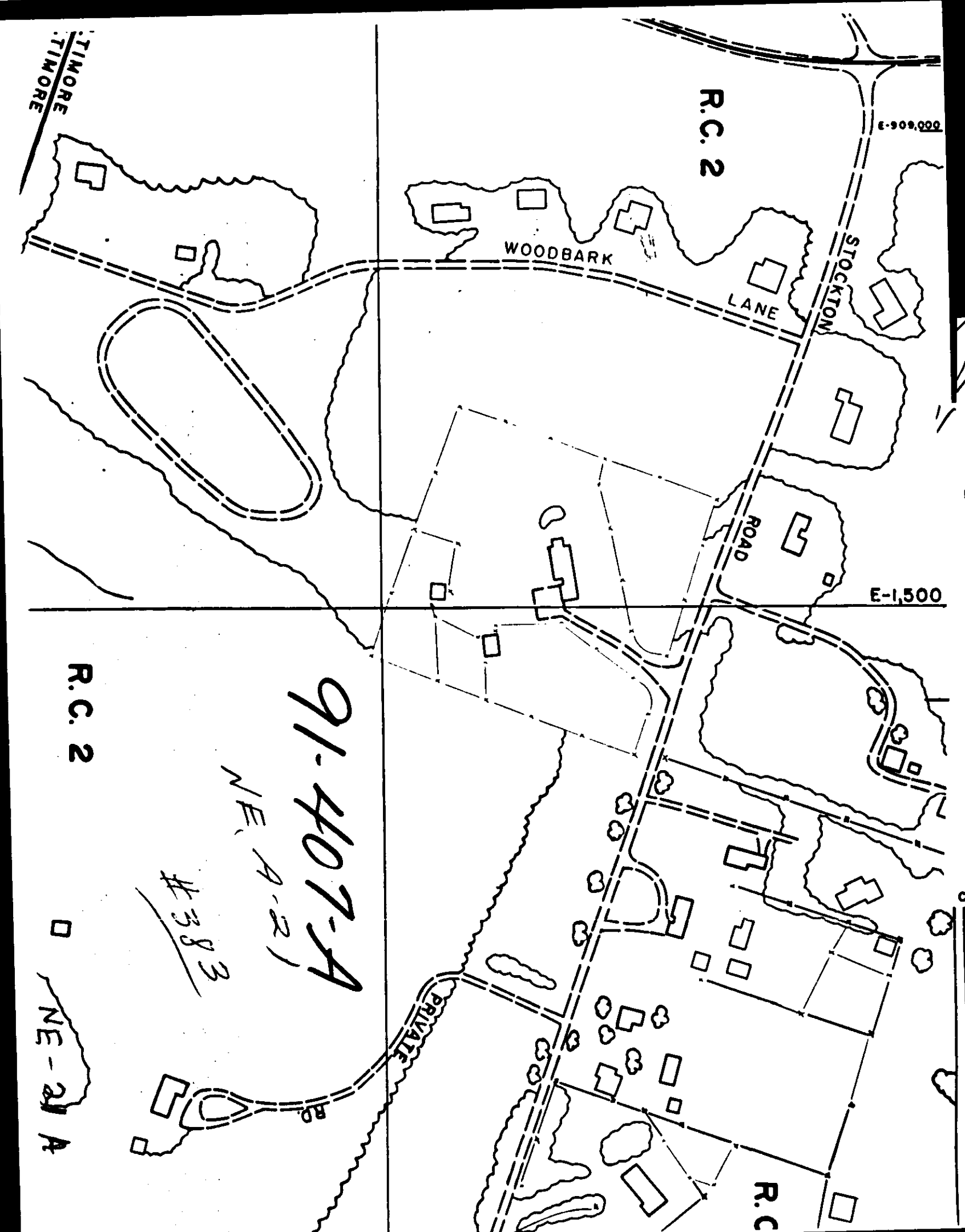
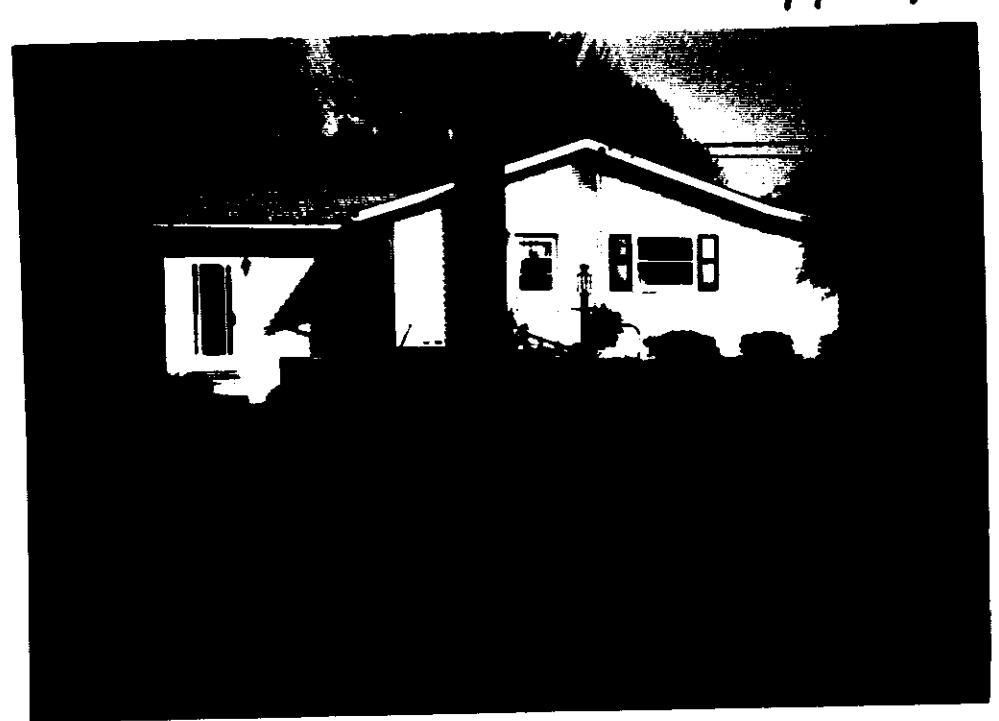
Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. John Alban
2014 Stockton Road
Phoenix, MD 21131

Petitioner's Exhibit 4
91-407A



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt

Date

Please Make Checks Payable To: Baltimore County

Please Make Checks Payable To:

Cashier Validation

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
17th day of April, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Hynes
Chairman,
Zoning Plans Advisory Committee

Petitioner: John Alban, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: April 24, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: John Gwiazdowski, Item No. 377
Roland E. Hess, Item No. 356
Richard S. Cook, Item No. 382
David C. Berg, Item No. 389
Marie E. Martin, Item No. 357
Steven G. Hipley, Item No. 374
David G. Rorison, Item No. 376
Timothy C. Seiss, Item No. 378
John Alban, Item No. 383

In reference to the following variance requests, staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/cmm

MULTI-ITM/ZAC1

received
4/24/91

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 12, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN ALBAN
Location: #2014 STOCKTON ROAD
Item No.: 383 Zoning Agenda: APRIL 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy. CHAPTER 22

REVIEWER: *Jeffrey Long* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 17, 1991
FROM: Dennis A. Kennedy, P.E.
RE: Zoning Advisory Committee Meeting
for April 16, 1991

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 9-Cycle IV-Case No. R-91-115, 357, 371, 374, 375,
376, 378, 380, 381 and 383.

For Item 10-Cycle IV-Case No. R-91-116, County Review
Group Meeting may be required.

For Item 198-Case No. 91-254-A, the previous minor
subdivision comments still apply.

For Item 372, this site must be submitted through
the minor subdivision process for review and comments.

Dennis A. Kennedy
Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204

887-3353

June 4, 1991

Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, Maryland 21061

Re: Case Number(s): 91-407-A
Petitioner(s): John Alban, et ux
Location: 2014 Stockton Road

Dear Sirs:

Confirming my telephone conversation with Mr. Bob Forrest of your
office, the above matter, previously set to be heard on June 12, 1991,
has been postponed and rescheduled for TUESDAY, JUNE 18, 1991 at
9:00 a.m.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391

cc: Mr. & Mrs. Alban

File

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 1991

THIS IS TO CERTIFY, that the annexed advertisement was
published in TOWSON TIMES, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of successive
weeks, the first publication appearing on May 16, 1991.

TOWSON TIMES,

Publisher

\$78.67

NOTICE OF HEARING
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations,
will hold a public hearing in Room 106 of
the County Office Building, located at
111 West Chesapeake Avenue in
Towson, Maryland 21204 as follows:
Case Number: 91-407-A
N/S Stockton Road, 1320' E
of Woodbark Lane
2014 Stockton Road
10th Election District
Setback Variance
Petitioner(s): John Alban, et ux
Hearing Date: Wednesday,
June 12, 1991 at 10:30
a.m.
Variance: to allow a side yard
setback of 8 feet in lieu of the min-
imum required 30 feet.
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
TJH/SLB May 16

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5/21/91

Re: Mr. & Mrs. John Alban
2014 Stockton Road
Phoenix, Maryland 21131

RE: Case Number: 91-407-A
N/S Stockton Road, 1320' E of Woodbark Lane
2014 Stockton Road
10th Election District - 3rd Councilmanic
Petitioner(s): John Alban, et ux
HEARING: WEDNESDAY, JUNE 12, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$103.67 is due for advertising and posting of the above
captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR
THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY
OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign &
post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113,
Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Patio Enclosures, Inc.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 7, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of
Baltimore County will hold a public hearing on the property identified herein in Room 106 of the
County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-407-A
N/S Stockton Road, 1320' E of Woodbark Lane
2014 Stockton Road
10th Election District - 3rd Councilmanic
Petitioner(s): John Alban, et ux
HEARING: WEDNESDAY, JUNE 12, 1991 at 10:30 a.m.

Variance to allow a side yard setback of 8 feet in lieu of the minimum required 35 feet.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Patio Enclosures, Inc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-407-A

District: 10th Date of Posting: 5/18/91
Posted for: Variance
Petitioner: John Alban, et ux
Location of property: N/S Stockton Rd., 1320' E of Woodbark Lane
2014 Stockton Rd.
Location of Sign: Along Stockton Rd., near 25' E of 10th
D.C. property of Petitioner
Remarks: None
Posted by: *J. Robert Haines* Date of return: 5/24/91
Number of Signs: 1